

WARRANTY DEEDTRANSFER
TAX
PAID

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43-113

#1103

SUSAN F. FANOK and JEFFREY FANOK of Waterville, County of Kennebec and State of Maine for consideration paid, grant to HERBERT A. RIVERA and DEBORAH J. RIVERA of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine and bounded and described as follows to wit:

Beginning at an iron pin in the southerly line of Mathews Avenue one hundred forty eight (148) feet along the south line of Mathews Avenue from the intersection of the south line of Mathews Avenue and the west line of Cool Street; thence westerly along the south line of Mathews Avenue 37.33 feet to an angle in the south line of said Mathews Avenue which angle point is northeast corner of Lot No. 80 as shown on plan now on record at the Kennebec County Registry of Deeds; thence west along the south line of Mathews Avenue seventy (70) feet to northeast corner of Lot No. 81; thence south along the east line of Lot No. 81 one hundred eighteen (118) feet; thence east seventy (70) feet to the southeast corner of Lot No. 80; thence along the north line of Lot No. 78 thirty five (35) feet, more or less, to the southwest corner of lot conveyed to Francis L. McAllister et al; thence northerly along said McAllister's west line one hundred thirteen (113) feet to the point of beginning.

Meaning and intending to convey all of Lot No. 80 and thirty seven (37) feet, more or less, of the westerly portion of Lot No. 79 as shown on Plan of Rosemar Park as amended, made for L.N. Violette Co. Inc., dated April 1951 and recorded in the Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description.

The above described parcel of land is conveyed subject to certain restrictions and covenants numbered (1) to (6), inclusive, as recited in a deed from Raoul H. Violette, Trustee, to the Louis N. Violette and Doreen Violette dated December 30, 1955 and recorded in the Kennebec County Registry of Deeds, to which reference is made for a more particular description thereof.

Being the same premises conveyed to Susan F. Fanok and Jeffrey Fanok by warranty deed of Ray D. Currie, dated July 31, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4939, Page 35.

WITNESS our hands and seals this 9th day of April, 1996.

43-113

Christine Kriebel
WITNESS

x Susan F. Fanok
SUSAN F. FANOK

x Christine Kriebel
WITNESS

x Jeffrey Fanok
JEFFREY FANOK

COMMONWEALTH OF PENNSYLVANIA
Montgomery Co., ss.

4-09, 1996

Then personally appeared the above named SUSAN F. FANOK and JEFFREY FANOK and acknowledged the foregoing instrument to be their free act and deed.

Before me, x Christine Kriebel
Notary Public

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Notarial Seal
Christine Kriebel, Notary Public
Pottstown Boro, Montgomery County
My Commission Expires March 8, 1999



RECEIVED KENNEDY SS
96 APR 16 AM 9:00

ATTEST: Theresa Ruch
REGISTER OF DEEDS